

IN THE CIRCUIT COURT FOR FREDERICK COUNTY, MARYLAND
Sitting as a Court of Equity

In the Matter of a Certain
Deed of Trust from Allan R.
Bignall and Kathryn B. Bignall

to

SAMUEL C. STEELMAN, JR.,
and F. ROBERT TROLL, JR.

Substitute Trustees

Equity No. 29356

CERTIFICATE OF PUBLICATION

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From THE NEWS-POST

Frederick, Md.

LAW OFFICES

NYLEN & GILMORE

Riggs Building — Suite 100

7411 Riggs Road

Hyattsville, Maryland 20783

SUBSTITUTE TRUSTEES' SALE

of

Valuable improved real estate located in Frederick County, Maryland, improved by premises known as 800 West Main Street, Emmitsburg, Maryland 21727.

By virtue of the power and authority contained in a Deed of Trust from Allen R. Bignall and Kathryn B. Bignall, his wife, dated February 24, 1978, and recorded February 27, 1978, in Liber 1043 at folio 216 among the Land Records of Frederick County, Maryland, and re-recorded June 14, 1978, in Liber 1052, at page 573 among the aforesaid land records, the holder of the indebtedness secured thereby having appointed Samuel C. Steelman, Jr. and F. Robert Troll, Jr. as Trustees in the place and stead of William S. Steed and Charles M. Janes, by instrument duly executed and recorded among the aforesaid land records, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees will sell at public auction on

THURSDAY, SEPTEMBER 6, 1979

at 11:00 a.m.

in front of the door of the Circuit Court for Frederick County, Maryland in the City of Frederick, Frederick County, Maryland, all that property in said Deed of Trust described as follows:

All that lot or parcel of land situate, lying and being on the north side of Waynesboro Street (West Main Street, Extended), in the Town in Annan's Subdivision to the said Town of Emmitsburg, and more particularly described as follows:

Beginning for the same at a point on the north side of the Waynesboro Road and on the northwest side of a 10-foot alley and running thence along said road, (1) North 38 degrees 45 minutes West 25 feet to a point in the curb line thereof, thence by and with a line of division heretofore made, (2) North 51 degrees 00 minutes East 147 feet to a PK nail driven in the center of a 9-foot macadamized alley, thence by and with said alley, (3) South 38 degrees 45 minutes East 25 feet to a point on the northwest side of the alley first above mentioned, 10-foot wide, thence by and with the northwest side of said alley (4) South 51 degrees 00 minutes West 147 feet to the place of beginning, containing 3,675 square feet of land, more or less, according to a survey thereof made by Tracy William Greenlund, Professional Engineer, on the 2nd day of January, 1970.

Improvements thereon consisting of a two-story detached asbestos shingle dwelling containing four (4) bedrooms, one and one-half baths, living room and kitchen.

TERMS OF SALE

Frederick, Md. September 7, 1979.

This is to certify that the annexed Disp. Public Sale

was published in the News & Post

newspapers published in Frederick County on the following

dates: Aug. 17, 24 and 31

THE NEWS-POST

Per

Carole A. Lash
Carole A

A deposit of Five Thousand and no/100 Dollars (\$5,000.00) cash or certified check payable to the undersigned Substitute Trustees will be required at the time of sale. The balance in cash, with interest at eight and one-half per centum (8.50%) per annum from the date of sale to the date of payment, payable within ten (10) days after final ratification of sale.

Adjustments on all taxes, public charges, if any, will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, State stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Compliance with terms of sale shall be made within ten (10) days after final ratification of sale or the deposit shall be forfeited with the property resold at the risk and cost of the defaultant purchaser.

SAMUEL C. STEELMAN, JR. and

F. ROBERT TROLL, JR.

Substitute Trustees

NYLEN & GILMORE

By: C. Keith McLendon

7411 Riggs Road, Suite 100

Hyattsville, Maryland 20783

(301) 439-1200

Attorneys for Substitute Trustees

Filed Sept. 11, 1979